

3 SOMERVALE View #307, Calgary T2Y 4A9

MLS® #: **A2185588** Area: **Somerset** Listing Date: **01/06/25** List Price: **\$270,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 29-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **773**
 Low Sqft:
 Ttl Sqft: **773**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Heated Garage,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`3" x 11`7"	Living Room	Main	14`6" x 14`7"
Bedroom	Main	10`5" x 9`1"	Bedroom - Primary	Main	11`10" x 8`10"
4pc Bathroom	Main	9`8" x 6`7"	Kitchen	Main	10`7" x 11`3"
Laundry	Main	5`4" x 11`8"			

Legal/Tax/Financial

Condo Fee: **\$606** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **9913396**

Remarks

Pub Rmks: **Welcome to this beautifully updated 2-bedroom, 1-bathroom condo that combines modern comfort with a peaceful lifestyle. Located on the top floor, this home boasts an open-concept layout that fills with natural light, creating a bright and airy space you'll love coming home to. The stylish white kitchen flows effortlessly into the dining and living areas, perfect for quiet evenings or entertaining guests. Step onto the sunny, south-facing balcony to take in tranquil views of lush green space - a serene spot for your morning coffee or unwinding after a long day. This home has been freshly painted, has new LVP flooring, and comes equipped with a brand-new, high-end Bosch dishwasher, offering a truly move-in-ready experience. Enjoy the ease of nearby amenities, including the C-Train, shopping centers, schools, a leisure center, and the library, all within a short walk or drive. The heated underground parking stall is a major bonus, offering protection for your vehicle and it has a spacious storage unit in front perfect for keeping your extra belongings organized and secure. With all utilities included (except internet), this home provides hassle-free living in a great community. Don't wait - call your favorite realtor today to book your private showing!**

Inclusions:
Property Listed By: **Wall Mirror
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







